

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Everglades, LLC/The Boathouse

Case #: 32-R-04

Date: March 9, 2004

Comments:

- 1) No Comments

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Everglades, LLC/The Boathouse

Case #: 32-R-04

Date: March 9, 2004

Comments:

Please Contact Tim Welch for Engineering Comments

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Everglades, LLC/The Boathouse

Case #: 32-R-04

Date: March 9, 2004

Comments:

1. Flow test required.
2. Show hydrant locations.
3. Show fire main.
4. It is recommended that a fire protection engineer be engaged to develop a fire protection strategy for this project.. F16.2 of the FFPC requires a fire sprinkler system.

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Division: Info. Systems

Member: Gary Gray
954-828-5790
954-828-5762

Project Name: Everglades, LLC/The Boathouse

Case #: 32-R-04

Date: March 9, 2004

Comments:

This site plan will adversely impact the City's communication networks in the future. The combined effects of building construction in Fort Lauderdale are having an adverse impact on the performance of the City's communication networks. Costs of mitigating the impact on the City's communication networks shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

The City will require an easement to utilize the roof for communications infrastructure components. This includes, but is not limited to; antennas, base stations, UPS power supplies, and microwave dish antennas. The building owners shall provide a secure climate controlled environment, no less than 625 square feet, preferably 25x25x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual whip style antennas spaced no less than 4 feet apart and two 10-foot diameter microwave dishes. Additional construction specifications will be made available as required.

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

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Qualified firms are: BearCom, Matt Klass, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Dan Fitzsimmons, (561) 350-1602; Motorola Land Mobile Products Sector, Steve Wurster, (954) 723-8927; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902; Rizzo Consulting Inc., Joseph Rizzo, (847) 372-6251; Signal Communications, Jonathan Franklin, (954) 493-6363.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Everglades, LLC/The Boathouse

Case #: 32-R-04

Date: March 9, 2004

Comments:

1. Provide landscape open space calculations.
2. The planting on the waterway frontage appears to have been reduced. Provide revision to provide similar plant material definition and mass.
3. Other comments may be made at meeting. Refer to previous comments.

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Division: Planning

Member: Lois Udvardy
954-828-5862

Project Name: Everglades, LLC/The Boathouse

Case #: 32-R-04

Date: March 9, 2004

Note: Originally reviewed as Case 102-R-02 – Approved by PZ on Non. 20, 2002
This request is an amendment to an existing approved site plan that is being reviewed as a new site plan only in relation to the impact the amendment is creating on the site plan.
129 Multi-Family Units, 120 Slip Boat Dry Storage Marina and 5,000 sq. ft. of retail/B-1
1801 S.E. 17 Street

Comments:

1. Consider architectural articulations that may modulate the scale on the west elevation of the boat dry dock building to help mitigate the impact of the mass of the building. This was accomplished to some degree at the grade level in the previous submission.
2. Identify colors and materials on the elevations.
3. Provide height information for the boathouse on site plan table.
4. Pursuant to Sec. 47-23.8, this development is also subject to review as a Waterway Use. Provide a narrative describing how this development is designed to preserve the character of the city and neighborhood, harmonize with other development in the area, and protect and enhance the scenic quality of the waterway.
6. Provide a point-by-point narrative of how this development meets Neighborhood Compatibility Requirements (Sec. 47-25.3).
7. A marina is a conditional use in B-1. Provide a narrative describing how this development meets the criteria for conditional use approval (Sec. 47-24.3.C and E.)
8. Discuss screening of rooftop equipment. Provide a plan indicating screening requirements have been met. Sec. 47-19.2.Z. requires roof mounted structures to

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be screened so that the structure is not visible at the ground level from any adjacent property or property across a waterway from the development site.

9. Additional comments may be forthcoming at DRC meeting.
10. Suggest presenting amendment to Harbordale Civic Association.

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Division:	Police	Member:	Det. Gary J Gorman 954-828-6421
Project Name:	Everglades, LLC/The Boathouse	Case #:	32-R-04
Date:	March 9, 2004		

Comments:

1. On the DRC Agenda sheet, this project is presented under DRC # 32-R-04. The plans presented call the project The Port Marina – Phase II. On 08-24-02 this project was reviewed as The Boathouse DRC # 102-R-02. Are both of these projects the same project? If so, why aren't they both called The Boathouse?
2. Will impact resistant glass be used?
3. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America). All lighting should avoid light trespass wherever possible.
4. All entry doors and locking devices will have sufficient security rating.
5. All overhead garage doors should have secondary locking devices.
6. Will this building have a perimeter security system?
7. Will CCTV be used to monitor this site, to include interior bay areas, entry/exit points, and the float-in dock area?
8. Will this building have on-site 24-hour security?
9. Has an area specific traffic study been done? With the proximity of the Art Institute, the Port, and the 17th Street Causeway Bridge, I would think that this would be a major concern.
10. All landscaping should allow full view of location.

Please submit comments in writing prior to DRC sign-off.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Everglades, LLC/The Boathouse

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Date: March 9, 2004

Comments:

1. A site plan amendments exceeding five (5%) percent of the building floor area or height pursuant to section 47-24.2.A.5 is to be review as a new site plan.
2. Provide the building height on the site plan pursuant to section 47-2.
3. Waterway Use requires a site plan level III review pursuant to section 47-23.8.
4. Marina is a conditional use pursuant to section 47-6.11.
5. Additional comments may be discussed at the DRC meeting.